

Complete application. All requirements met.

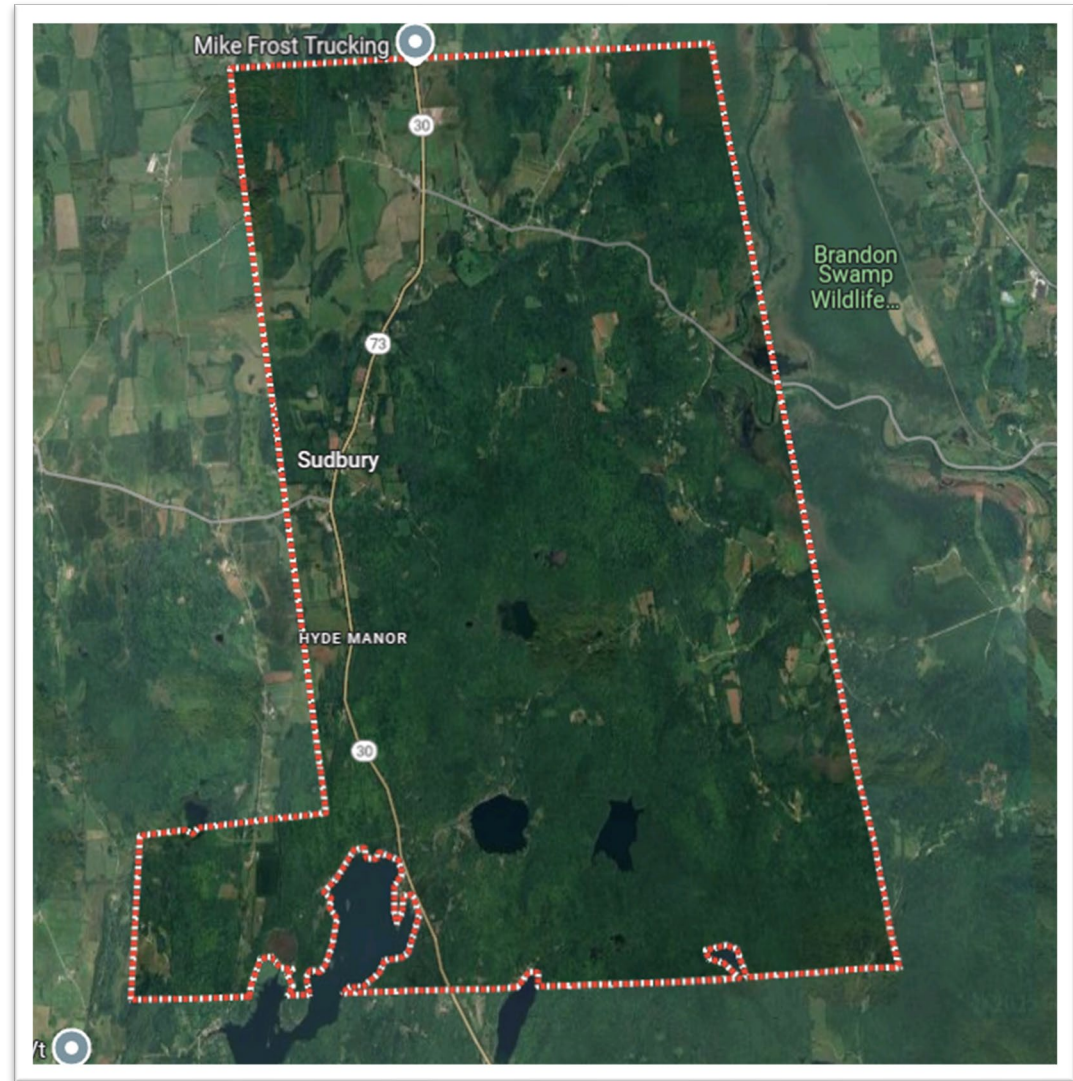
- Cover letter and application received on April 7, 2025
- Authorization from selectboard on April 7, 2025
- Town planning process confirmed on September 17, 2024, by RRPC
- RDC and RPC notified of intent to apply on March 31, 2025
- Color photographs included
- Town does have zoning
- Town submitted a historic district map
- Village does not have a public water or wastewater system
- Boundary map included and it was developed in coordination with DHCD staff

Staff Recommendation

Approve application and award designation

Town of Sudbury

New Application



Town of Sudbury

Revitalization Efforts

- The Town of Sudbury is home to the Sudbury Meeting House, Town Offices, Village Green and Cook House properties.
- Recent revitalization efforts include the partnership of Sudbury Community Club with the Lake Hortonia Community Trust on an initiative called “SudHub”, with the primary mission to rebuild community infrastructure.
- Last fall, “SudHub” hosted a Village Center PopUp, which activated both the Sudbury Meeting House and the adjacent Cook House and Barn to simulate a vibrant village center.

Town of Sudbury

Photographs



1. Sudbury Meeting House



2. Sudbury Town Office



3. Village Green



4. Cook House

Town of Sudbury

Photographs



5. Cook Barn



6. Cook Pavilion



7. Cook Woodshop & Horse Barn

Town of Sudbury

Historic District

Sites Listed in the State Register of Historic Places

Source: Historic Architecture of Rutland County, 1988

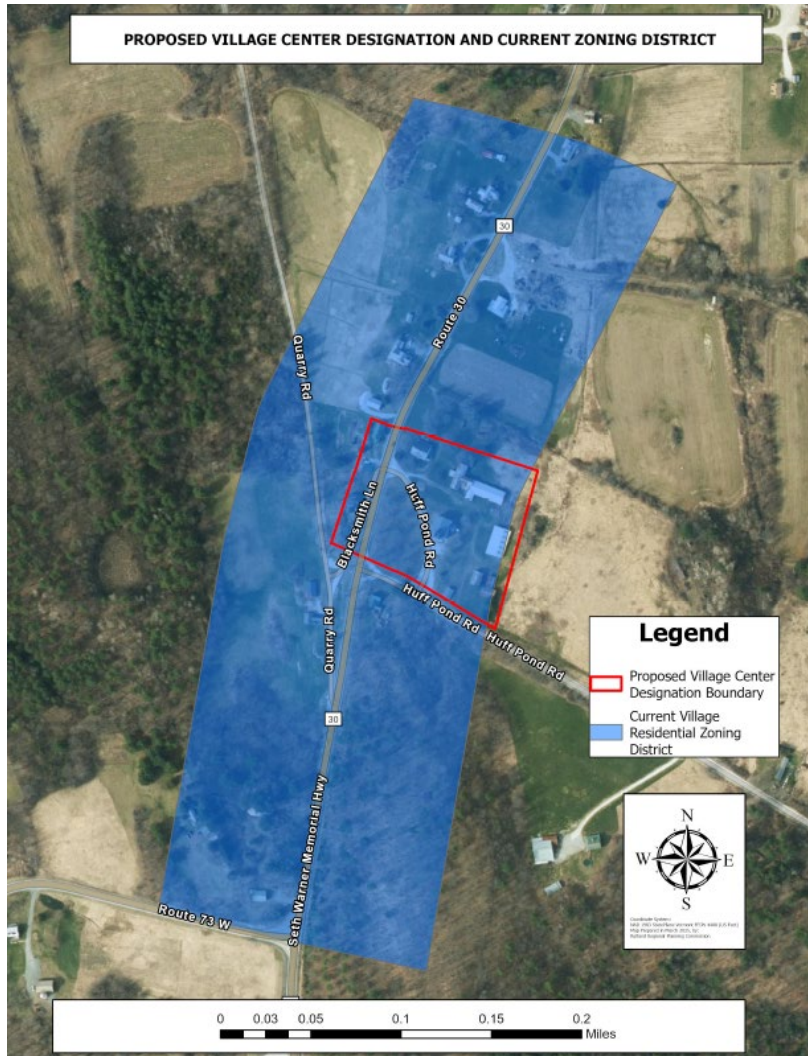
See Pages 405-410 of this text for information on specific buildings and centuries of history relating to Sudbury's Village Center.



The proposed designated boundary area is listed in the State Register of Historic Places.

Town of Sudbury

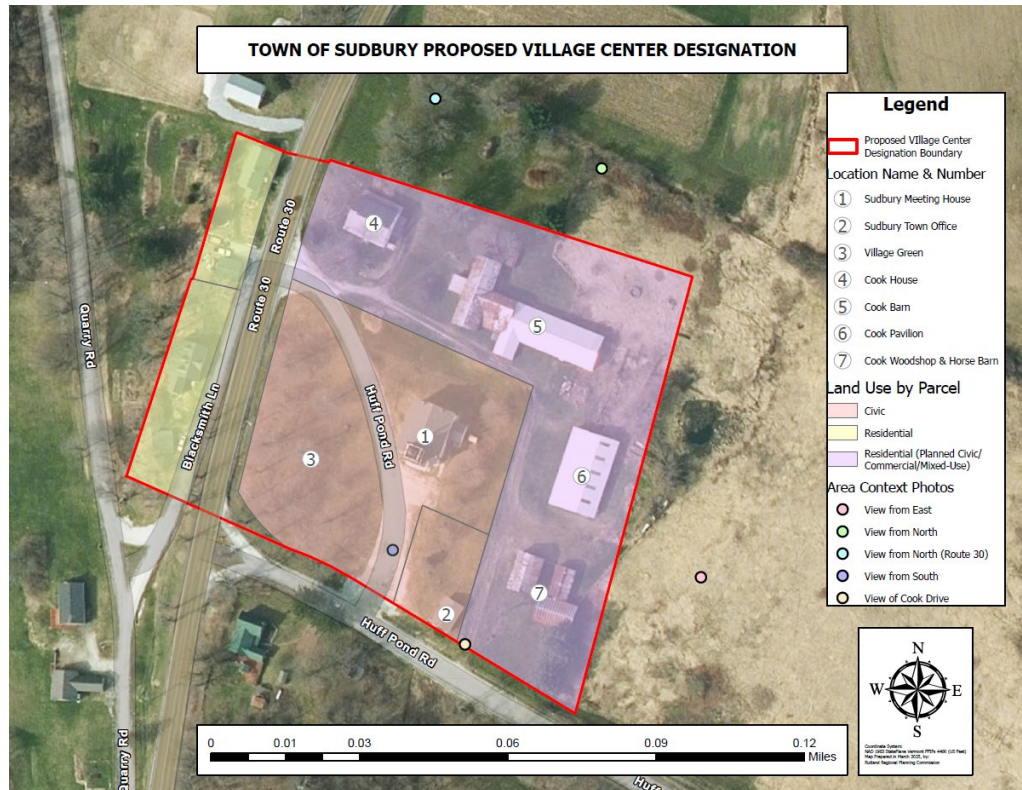
Zoning District



The proposed designated boundary area is located in the zoning district.

Town of Sudbury

Proposed New Boundary Map

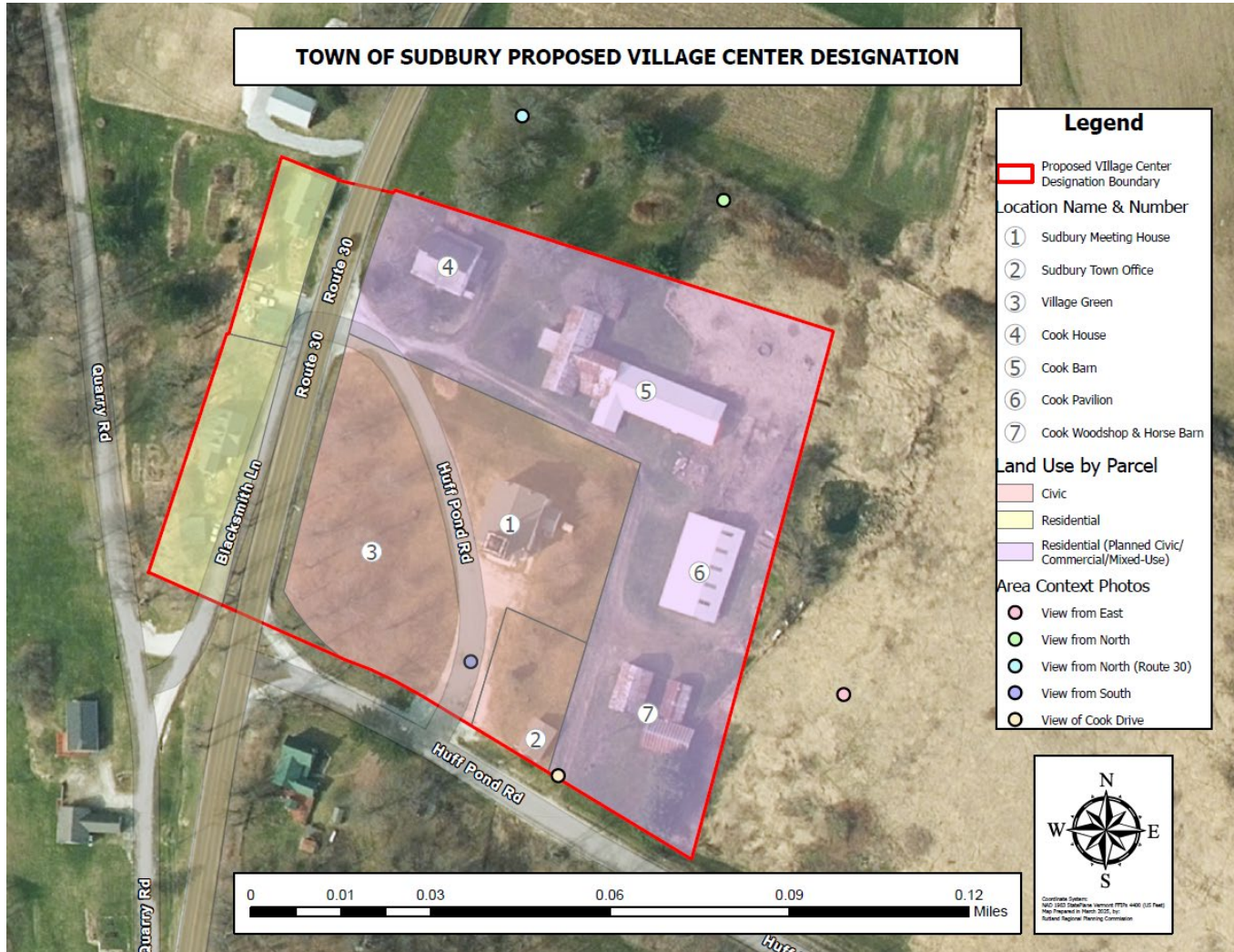


The proposed boundary runs along Route 30 and Huff Pond Rd. It includes the Sudbury Meeting House and Town Offices, Village Green, Cook properties, and single-family residences.

The town worked with staff to define the new boundary that meets statutory definition and submitted a map that meets the program's requirements.

Town of Sudbury

Proposed New Boundary Map



Town of Sudbury

Discussion/Questions and Motion



Staff Recommendation
Approve application and award designation

Larry Rowe
Chair: Sudbury Planning Commission
715 Fiddle Hill Rd.
Sudbury, VT 05733
Email: upyonder@shoreham.net
Phone: (802) 236-9130

April 7, 2025

State of Vermont
Agency of Commerce & Community Development
Department of Housing & Community Development
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

RE: Sudbury Village Center Designation Application

Dear Community Investment Board,

The Sudbury Planning Commission, on behalf of the Town of Sudbury and in conjunction with the Sudbury Community Club, respectfully requests your consideration of our application for Village Center Designation (VCD). We seek this designation to comply with the Town Plan (see attached Municipal Plan Excerpts):

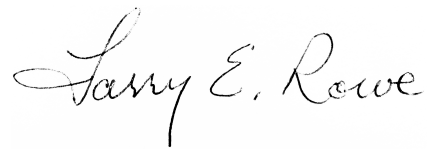
The timing of this request is based on a pressing need for community amenities. Sudbury is feeling the loss of the last general stores in the area and the loss of use of our elementary school. The only remaining place for the community to gather is in the Sudbury Meeting House, which is only available during the summer months due to the cost of heating it. In response, the Sudbury Community Club partnered with the Lake Horton Community Trust on an initiative called SudHub, with the primary mission to rebuild our community infrastructure. Last fall, SudHub hosted a Village Center PopUp, during which we activated both the Sudbury Meeting House and the adjacent Cook House and Barn to simulate a vibrant village center. The well-received event invited over two hundred attendees to envision what types of businesses and activities they want to see in each space. We are now working to carry those ideas forward through a process of prioritization through a community survey and an upcoming in-person community visioning session.

To capitalize on the mounting excitement and energy generated through the SudHub initiative, we must pursue Village Center Designation now. Two factors are at play. First, the Cook House is on the market. While the property owner fully supports transitioning the property to the Sudbury Community Club, we will need access to tax credits and other grants and incentives to make transitioning the property into a community-support enterprise feasible. In addition, we will be applying for the Paul Bruhn Historic Revitalization Grant from the Preservation Trust of Vermont by June 2, 2025. This grant prioritizes projects that will increase community activity in Designated Village Centers. These funds will go toward efficiency upgrades to the Meeting House to make it available for year-round use.

Finally, we are simultaneously applying for a Municipal Planning Grant to fund hiring a consultant to complete a Village Center Master Plan. The Master Plan will guide the Planning Commission and the Sudbury Community Club in our endeavor to imagine and realize a vibrant village center. While the Town of Sudbury does not currently have municipal water or wastewater, we will be additionally utilizing the Municipal Planning Grant to hire a Civil Engineer to assess the feasibility of pursuing district water and wastewater for the Village Center. The recommendations of the Civil Engineer will be included in the Village Center Master Plan.

After a year of hard work by many volunteers in Sudbury, we are confident that the time has come for a vibrant village center. We recognize that receiving Village Center Designation is a critical step in our path. We thank you for your consideration and are available to answer any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Larry E. Rowe".

Larry E. Rowe,
Chair, Sudbury Planning Commission

Attachments:

Town of Sudbury Resolution to Apply for Village Center Designation
Notice of Intent to Apply for Village Center Designation
Confirmation of Planning Process for Sudbury Village Center Designation
Map of Town of Sudbury Proposed Village Center Designation
Locations/Buildings of Interest
Area Context Photos
2018 Sudbury Town Plan Excerpts
Map of Proposed Village Center Designation and Current Zoning District
Zoning District Map
Sites Listed in the State Register of Historic Places

Town of Sudbury Resolution

Authorizing Application for Village Center Designation under 24 V.S.A. Chapter 76A

DATE: 04 / 07 / 2025

Whereas 24 V.S.A. Chapter 76A provides benefits for communities receiving designation as "Village Centers", including certain rehabilitation tax credits, priority state consideration, and other financial assistance, and

Whereas, "Application Guidelines for Village Center" have been issued by the Agency of Commerce and Community Development, and

Whereas, the Town wishes to formally establish a designated Village Center by applying to certify said designation, and

Whereas, the Town Select Board is the legal authority for the Town of Sudbury as defined by 24 V.S.A. Chapter 123.

Whereas, the Village Center designation application requires the Town to provide evidence of Selectboard authorization of the application, such as a municipal resolution with signatures of the legislative body showing that the village center application has been authorized.

Now, Therefore, Be It Resolved:

1. The Select Board hereby adopts the map "Town of Sudbury Proposed Village Center Designation" attached hereto as the "Sudbury Village Center".
2. The Select Board authorizes the Planning Commission chair to submit the application on the Select Board's behalf, including signing the necessary documents, as applicable. The Select Board authorizes assistance from other members of the Planning Commission and the Rutland Regional Planning Commission in preparing the application.

Resolved this 7th day of April 2025, by affirmative vote of the Select Board of the Town of Sudbury

Affirmative Vote:

Shaun D Ketcham

Shaun D Ketcham

Steve Willem

Stannion Bayant

Shaun D Ketcham

Attest (Town Clerk):

Steve Scott

Town of Sudbury

Notice of Intent to Apply for Village Center Designation (24 V.S.A. Chapter 76A)

Memorandum:

To:

- Rutland Regional Planning Commission (RRPC)
- Chamber & Economic Development of the Rutland Region (CEDRR)

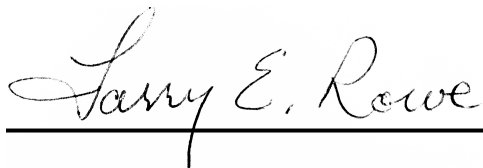
From: Town of Sudbury

Date: March 31, 2025

Re: Town of Sudbury Intent to Apply for Downtown Designation

Please be advised that the Town of Sudbury intends to apply for Downtown Designation through the Vermont Downtown Program. The application process requires that we provide official notice of the municipal intent to apply to both the regional planning commission and the regional development cooperation for the Town of Sudbury.

If you have any questions or comments, please direct them to me at the below listed address and telephone number. Thank you.



Larry E. Rowe, Chair, Sudbury Planning Commission

715 Fiddle Hill Rd., Sudbury, VT 05733; upyonder@shoreham.net, (802) 236-9130



RUTLAND REGIONAL PLANNING COMMISSION

March 26, 2025

Alex Farrell, Commissioner
Department of Housing and Community Development
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

RE: Confirmation of Planning Process for Sudbury Village Center Designation

Dear Commissioner Farrell:

This letter serves as the Rutland Regional Planning Commission's (RRPC) official confirmation of planning process for the Town of Sudbury required for the Village Center Designation.

Per 24 V.S.A. § 4350, on September 17, 2024, the RRPC Board of Commissioners confirmed the planning process and approved the 2024 Town Plan for the Town of Sudbury.

The RRPC strongly supports this Village Center Designation, which will foster vibrant rural communities. By encouraging redevelopment and unlocking key funding and incentives, this designation will drive investment, create jobs, and ensure the long-term success of our historic Village of Sudbury.

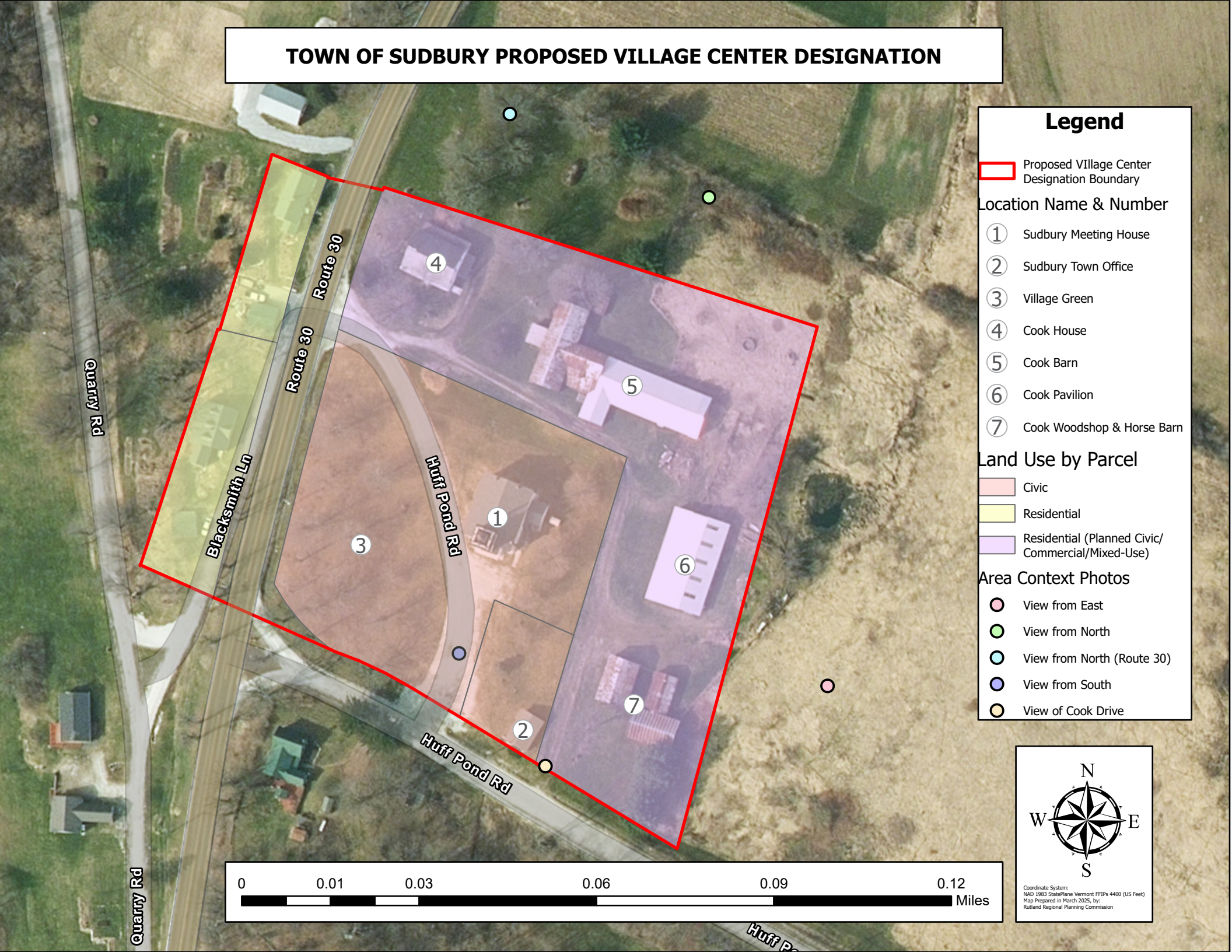
Thank you for the consideration and support of our community partners.

Sincerely,

A handwritten signature in black ink, appearing to read "Devon Neary", written over a faint, light-colored circular stamp or watermark.

Devon Neary
Executive Director

TOWN OF SUDBURY PROPOSED VILLAGE CENTER DESIGNATION



Legend

- Proposed Village Center Designation Boundary

Location Name & Number

- 1 Sudbury Meeting House
- 2 Sudbury Town Office
- 3 Village Green
- 4 Cook House
- 5 Cook Barn
- 6 Cook Pavilion
- 7 Cook Woodshop & Horse Barn

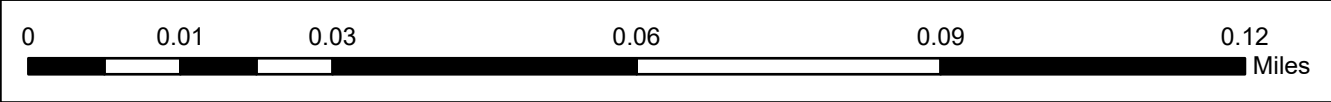
Land Use by Parcel

- Civic
- Residential
- Residential (Planned Civic/Commercial/Mixed-Use)

Area Context Photos

- View from East
- View from North
- View from North (Route 30)
- View from South
- View of Cook Drive

Coordinate System:
NAD 1983 StatePlane Vermont FIPS 4400 (US Feet)
Map Prepared in March 2025, by:
Rutland Regional Planning Commission



SUDBURY PROPOSED VILLAGE CENTER

LOCATIONS/BUILDINGS OF INTEREST

1. Sudbury Meeting House
2. Sudbury Town Office
3. Village Green
4. Cook House
5. Cook Barn
6. Cook Pavilion
7. Cook Woodshop & Horse Barn

See Village Center Designation map for location





View from
North
(Route 30)



View from
North

SUDBURY PROPOSED VILLAGE CENTER AREA CONTEXT PHOTOS

See Village Center Designation map for location



View from
East



View from
South



View of
Cook Drive

Dear Members of the Vermont Community Investment Board,

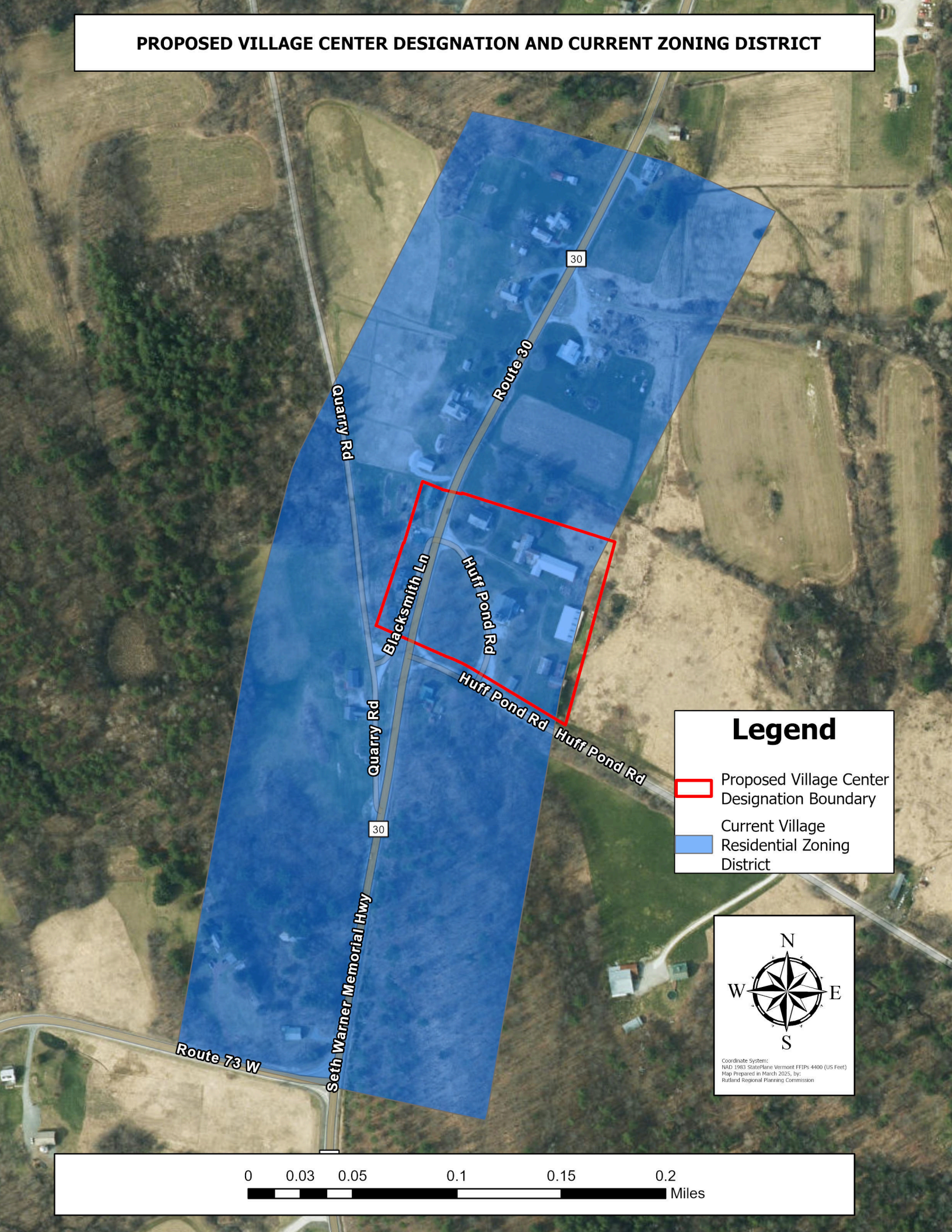
The following 2018 Sudbury Town Plan excerpts state the intention to apply for the village center designation and explains that it would further goals relating to Economic Development, Land Use Planning, Energy, and Community Identity/Sense of Place.

The full 2018 Sudbury Town Plan can be viewed at the following link:



www.rutlandrpc.org/wp-content/uploads/2023/07/Adopted_SUDBURY_TOWN_PLAN_January_15_2018.pdf

- Page 5, outlines five “specific objectives” relating to the town’s land use planning goals. One of these objectives is to “Encourage small business development and the creation of a village center”
- Page 17, Economic Development Goals and Objectives, Goal 1: “Identify and plan a village center to provide some impetus for creating a greater sense of identity for Sudbury”. One objective relating to this goal states: “Encourage the Planning Commission to review the makeup of the Village Residential district with an eye towards adding language and provisions for designating a village center with a commercial sector.”
- Page 22 discusses a community forum held in March of 2015, and states: “There was support (among attendees) for a village center to encourage a greater sense of community for residents.”
- Page 52, which relates to “Energy Strategies and Policies to Achieve Renewable Targets” lists two relevant strategies:
 - “Identify a compact center in the municipal plan and contact the Department of Housing and Community development for assistance in applying for state designation.”
 - “When feasible, consider applying for a village designation so that development in compact, mixed use centers is a priority.”

PROPOSED VILLAGE CENTER DESIGNATION AND CURRENT ZONING DISTRICT

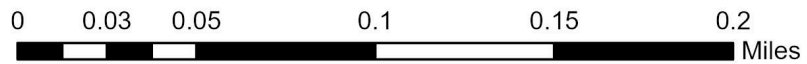


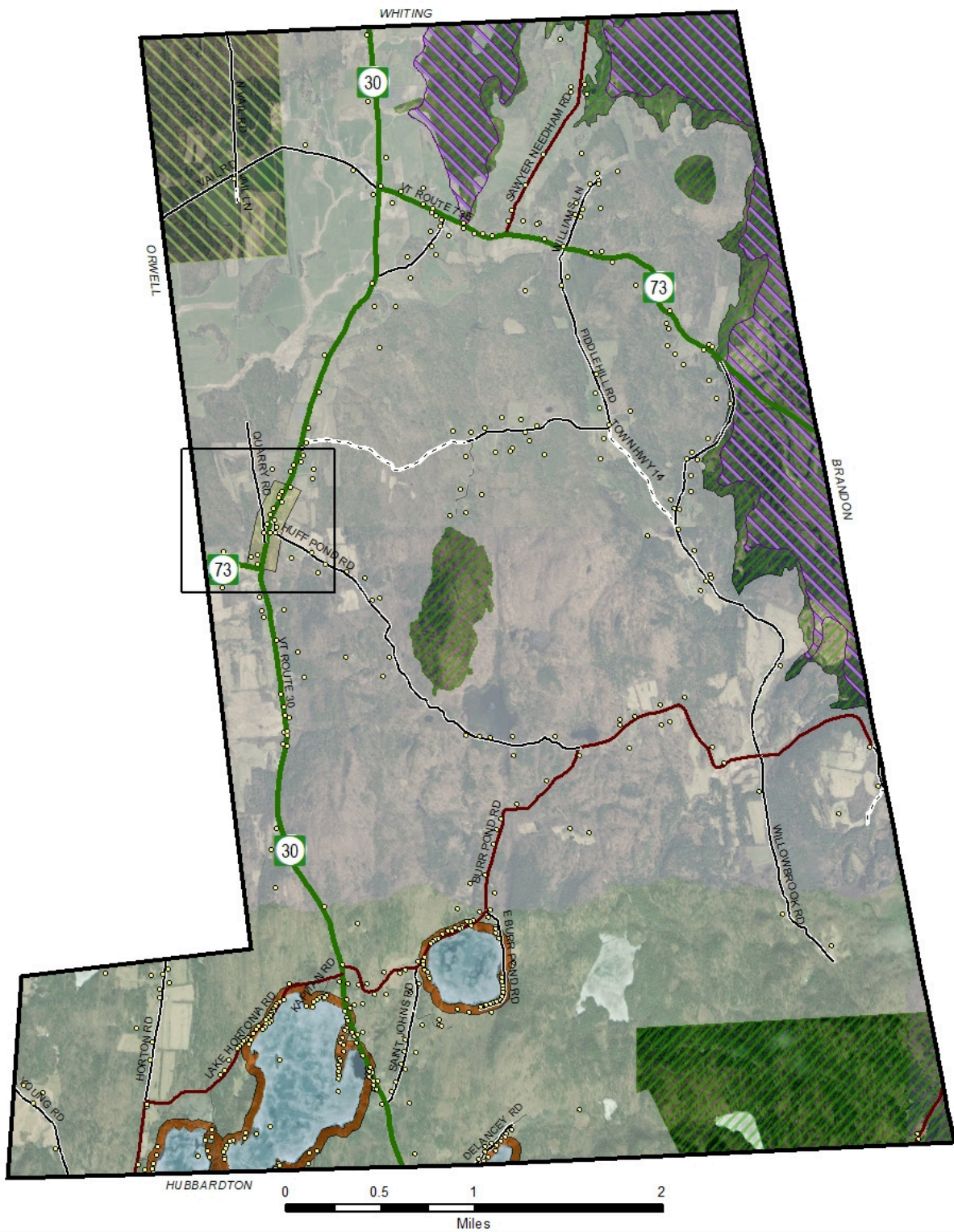
Legend

-  Proposed Village Center Designation Boundary
-  Current Village Residential Zoning District



Coordinate System:
NAD 1983 StatePlane Vermont FIPS 400 (US Feet)
Map Prepared in March 2025, by:
Rutland Regional Planning Commission





PITTSFORD

Date: 11/19/2020

Zoning Districts Sudbury, Vermont

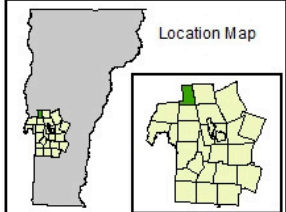


Legend

Adopted: November 4, 2008

- Agricultural Protection
- Conservation
- Lake Shore Residential
- Rural Residential
- Village Residential
- Water
- Flood Hazard Overlay District

- Structures
- State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private



Funding for this project is through a State of Vermont Municipal Planning Grant.

Sites Listed in the State Register of Historic Places

Source: Historic Architecture of Rutland County, 1988

See Pages 405-410 of this text for information on specific buildings and centuries of history relating to Sudbury's Village Center.

